



**Address:** [3985 WATERCOURSE DR](#)  
**City:** FORT WORTH  
**Georeference:** 45262-N-1-09  
**Subdivision:** WATERSIDE ADDITION  
**Neighborhood Code:** APT-Southwest Fort Worth (Bryant Irvin/Hulen)

**Latitude:** 32.6965548622  
**Longitude:** -97.4175767087  
**TAD Map:** 2024-372  
**MAPSCO:** TAR-020S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** WATERSIDE ADDITION Block N  
Lot 1 PRIVATE OPEN SPACE HOA

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 800027113  
**Site Name:** ATLAS WATERSIDE  
**Site Class:** APTIndMtr - Apartment-Individual Meter  
**Parcels:** 6  
**Primary Building Name:** ALTA WATERSIDE / 42313064  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 0  
**Net Leasable Area<sup>+++</sup>:** 0  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 105,687  
**Land Acres<sup>\*</sup>:** 2.4262  
**Pool:** Y

**State Code:** C1C  
**Year Built:** 2018  
**Personal Property Account:** N/A  
**Agent:** RYAN LLC (00320)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$10,569  
**Protest Deadline Date:** 5/31/2024

+++ Rounded.

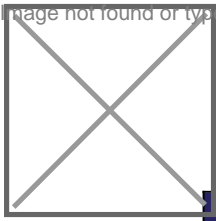
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**

JTJ TX RE LLC  
WC DANVILLE RE INVESTORS LLC  
**Primary Owner Address:**  
4155 BLACKHAWK PLAZA CIR STE 201  
DANVILLE, CA 94506

**Deed Date:** 5/20/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220114684](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SL4/WOOD WATERSIDE LP	8/2/2017	<a href="#">D217145789</a>		

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$10,569	\$10,569	\$10,569
2024	\$0	\$10,569	\$10,569	\$10,569
2023	\$0	\$10,569	\$10,569	\$10,569
2022	\$0	\$10,569	\$10,569	\$10,569
2021	\$0	\$10,569	\$10,569	\$10,569
2020	\$0	\$10,569	\$10,569	\$10,569

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.